

TRAVERSE MOUNTAIN AREA PLAN
Proposed Development Code Variations

Lehi Code Section No.	Title	Existing Code	Traverse Mountain Code	Comments/Adopted Area Plan Status
05.050 Table 05-050	Off Street Parking Requirements	Four-Family Dwelling: 2 per dwelling unit (not in tandem configuration). 1 space per unit to be within a fully enclosed garage.	Four-Family Dwelling: 2 per dwelling unit (not in tandem configuration). 1 space per unit to be within a fully enclosed garage. <u>(Tandem garages are permitted but they only count as 1 space.)</u>	
05.050 Table 05-050	Off Street Parking Requirements	Multi-Family Dwellings (>4 dwelling units): 2 per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.	Multi-Family Dwellings (>4 dwelling units): 2 per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure. <u>(Tandem garages are permitted but they only count as 1 space.)</u>	
05.050 Table 05-050	Off Street Parking Requirements	Townhouses/Condominiums: 2 per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.	Townhouses/Condominiums: 2 per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure. <u>(Tandem garages are permitted but they only count as 1 space.)</u>	
05.050 (F) 2	Landscaping	Landscaped islands and peninsulas shall be included in the design of parking areas. Landscape islands must be a minimum of 10 feet in width and are required at the ends of parking rows at a maximum spacing of one per every 24 parking spaces.	Landscaped islands and peninsulas shall be included in the design of parking areas. Landscape islands must be a minimum of <u>40 feet one standard parking stall</u> in width and are required at the ends of parking rows at a maximum spacing of one per every <u>24 30</u> parking spaces.	Previously approved provision under 12-090 (C)
06.140	High Density Development Standards	...eight (8) units per acre or higher shall be considered as being high density...	... eight (8) 9.1 units per acre or higher shall be considered as being high density...	
06.140 C	Amenities		Sections 6.140 C shall match 12.130 of the Lehi Development Code.	
09.070	Model Homes	A temporary conditional use permit for a model home may be issued by the Planning Commission with the following criteria: A. Model homes will be permitted in all residential zones for the marketing of lots or structures in the subdivision in which they are located. B. Model homes must be converted to a residential dwelling when the subdivision is more than 80% developed or has been occupied as a model home for 3 (three) years, which ever comes first. C. Adequate off-street parking is provided. D. A signage plan is provided, indicating the size and location of all signs. E. Hours of operating must be noted and approved. F. A model home may not but used as a general real estate office, construction management office, or an off-site sales office. G. The number of model homes per subdivision will be reviewed by the Planning Commission on a site specific, case-by-case basis.	A temporary conditional use permit for a model home may be issued by the Planning Commission Planning Director DRC with the following criteria: A. Model homes will be permitted in all residential zones for the marketing of lots or structures <u>within the subdivision Traverse Mountain Area Plan</u> in which they are located. B. Model homes must be converted to a residential dwelling when the subdivision is more than 80% developed or has been occupied as a model home for after 3 (three) years from the issuance of the first building permit, which ever comes first. C. Adequate off-street parking is provided. D. A signage plan is provided, indicating the size and location of all signs. E. Hours of operating must be noted and approved. F. A model home may not but used as a general real estate office, construction management office, or an off-site sales office. G. The number of model homes per subdivision will be reviewed by the Planning Commission on a site specific, case-by-case basis.	Model homes need to be allowed until the subdivision is sold out
10.110 (B)	Scope of Development Approvals	All development applications, approvals, permits or licenses shall be considered void after one (1) year of final approval if substantial progress, construction or development has not taken place or has not continued in good faith without interruption, or if the applicant has failed to satisfy the water rights conveyance requirements in connection with an approval for Annexation or Zoning Map Amendment. A longer period of time may be provided for a phased subdivision application or phases site plan application as set forth in the condition's) attached to the preliminary plat or preliminary site plan or final plat or final site plan.	All development applications, approvals, permits or licenses shall be considered void after one (1) year of final approval if substantial progress, construction or development has not taken place or has not continued in good faith without interruption, or if the applicant has failed to satisfy the water rights conveyance requirements in connection with an approval for Annexation or Zoning Map Amendment. A longer period of time may be provided for a phased subdivision application or phases site plan application as set forth in the conditions) attached to the preliminary plat or preliminary site plan or final plat or final site plan. All development applications, approvals, and permits shall be valid for a period of two (2) years from City approval with the potential of a one (1) year extension. not expire as long as such approvals are in compliance with the Traverse Mountain Area Plan.	Previously approved provision; with additional changes in red

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10.140	Reapplication Following Denial	If an application for a development approval, permit or license is denied for failure to meet the requirements of this Code, an application for all or a part of the same property shall not be considered for a period of at least one (1) year from the date of denial unless the subsequent application is for a development that is materially different from the previously denied proposal or the prior denial was based upon a material mistake of fact.	If an application for a development approval, permit or license is denied for failure to meet the requirements of this Code, an application for all or a part of the same property shall not be considered for a period of at least one (1) year from the date of denial unless the subsequent application is for a development that is materially different from the previously denied proposal or the prior denial was based upon a material mistake of fact.	This can't apply for such a large project
11.110	Effective Period of Preliminary Subdivision Plat Approval	The approval of a preliminary plat shall be effective for a period of one (1) year from the date of the preliminary plat is approved by the City Council, at the end of which time the applicant must have submitted a final subdivision plat for approval for the entire preliminary plan, or portion thereof. If a final subdivision plat is not submitted for approval within the one (1) year period, or as extended by the City Council according to the provisions of Section 10.120, the preliminary approval shall be void, and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and General Plan.	The approval of a preliminary plat which corresponds with the <u>Traverse Mountain Area Plan</u> shall be <u>effective as long as such approvals are in compliance</u> with the <u>Traverse Mountain Area Plan</u> , shall be effective for a period of one (1) year from the date of the preliminary plat is approved by the City Council, at the end of which time the applicant must have submitted a final subdivision plat for approval for the entire preliminary plan, or portion thereof. If a final subdivision plat is not submitted for approval within the one (1) year period, or as extended by the City Council according to the provisions of Section 10.120, the preliminary approval shall be void, and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and General Plan.	Previously approved provision; with additional changes in red
11.180	Effective Period of Final Subdivision Plat Approval	The approval of a final subdivision plat shall be effective for a period of one (1) year from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder. If the approved final subdivision plat is not recorded within the one (1) year period of date of approval, or as extended according to the provisions of Section 10.120, the final subdivision plat approval shall be void, and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and General Plan.	The approval of a final subdivision plat shall be <u>valid for a period of two (2) years from City approval with the potential of a one (1) year extension</u> , effective for a period of one (1) year from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder. If the approved final subdivision plat is not recorded within the one (1) year period of date of approval, or as extended according to the provisions of Section 10.120, the final subdivision plat approval shall be void, and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and General Plan.	Similar to adopted Area Plan provisions
11.200	Proceeding with Subdivision Construction	Following the recording of the final subdivision plat in the office of the Utah County Recorder, the developer/landowner may proceed with construction of the approved subdivision in accordance with the applicable provisions of the Lehi City Design Standards and Public Improvement Specifications.	Following the recording of the final subdivision plat in the office of the Utah County Recorder, the developer/landowner may proceed with construction of the approved subdivision in accordance with the applicable provisions of the Lehi City Design Standards and Public Improvement Specifications <u>unless otherwise amended by the Traverse Mountain Area Plan</u> .	Similar to adopted Area Plan provisions
11.290	Effective Period of Site Plan Approval	The approval of a Site Plan shall be effective for a period of one (1) year from the date that the Site Plan is approved by the City at the end of which time construction shall have commenced or a building permit application has been submitted and is being reviewed by the City. If site improvements have not commenced within the one (1) year period as extended according to the provisions of Section 10.120, or a building permit application has not been submitted and building permit issues the Site Plan approval shall be void, and the applicant shall be required to submit a new Site Plan for review and approval subject to the then existing provisions of this Code and General Plan.	The approval of a Site Plan shall be <u>valid for a period of two (2) years from City approval with the potential of a one (1) year extension</u> , effective for a period of one (1) year from the date that the Site Plan is approved by the City at the end of which time construction shall have commenced or a building permit application has been submitted and is being reviewed by the City. If site improvements have not commenced within the one (1) year period as extended according to the provisions of Section 10.120, or a building permit application has not been submitted and building permit issues the Site Plan approval shall be void, and the applicant shall be required to submit a new Site Plan for review and approval subject to the then existing provisions of this Code and General Plan.	Previously approved provision; with additional changes in red
12.020	General Requirements	All Uses, Buildings and Structures to Comply with District Requirements - Exceptions. Every building or structure hereafter erected, reconstructed, structurally altered, enlarged or moved, and every building, structure, premises or land used, rearranged, designed or intended for any use shall be built or used only as is permitted in the district in which such building, structure, land or use is located.	All Uses, Buildings and Structures to Comply with District Requirements - Exceptions. Every building or structure hereafter erected, reconstructed, structurally altered, enlarged or moved, and every building, structure, premises or land used, rearranged, designed or intended for any use shall be built or used only as is permitted in the district in which such building, structure, land or use is located, <u>unless otherwise amended by the Traverse Mountain Area Plan</u> .	

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12-020 (E)2	Underground structures such as swimming pools	Underground structures, such as swimming pools, may be located in a required yard area provided, that such structures shall not have a height of more than two (2) feet above adjacent grade and shall not be located closer than four (4) feet to any property line.	Underground structures, such as swimming pools, may be located in a required yard area provided, that such structures shall not have a height of more than two (2) <u>four (4)</u> feet above adjacent grade and shall not be located closer than four (4) feet to any property line.	Adopted Area Plan allowed pools 4' above adjacent grade
12-060 (H)2	Sidewalks	Sidewalks, pedestrian systems and trails, as required by the Planning Commissions and City Council, are required in all development areas (except individual subdivision lots, with a minimum lot size of three (3) acres, or larger) and are to be designed and constructed to the standards as identified in the Lehi City Design Standards and Public Improvement Specifications.	Sidewalks, pedestrian systems and trails, as required by the Planning Commissions and City Council, are required in all development areas (except individual subdivision lots, with a minimum lot size of three (3) acres, or larger) and are to be designed and constructed to the standards as identified in the Lehi City Design Standards and Public Improvement Specifications <u>as identified in the Traverse Mountain Area Plan.</u>	
12-060 (I)2	Minimize area disturbed	The City will require that all developments shall minimize the area disturbed by construction activities at any given time, particularly cuts and fills associated with road construction. Phased site grading and stabilization or revegetation shall be part of the Grading and Conservation Plan.	The City will require that all developments shall minimize the area disturbed by construction activities at any given time, particularly cuts and fills associated with road construction. Phased site grading and stabilization or revegetation shall be part of the Grading and Conservation Plan. <u>Traverse Mountain is allowed to mass grade areas as shown within the Mass Grading section of the Environmental section of the approved Traverse Mountain Area Plan.</u>	Mass grading allowed per approved Traverse Mountain Area Plan
12-060 (K)1	Steep Slopes > 30%	In order to preserve the natural terrain and vegetation of the hillside areas, no development, structures, buildings or impervious surfaces shall be allowed on any lands with a slope of thirty percent (30%) or greater unless otherwise recommended by the Planning Commission and approved by the City Council. For developments that are adjacent to, or include areas of steep slopes, or that may be impacted by landslide potential, the City may require dedication of a slope easement.	In order to preserve the natural terrain and vegetation of the hillside areas, no development, structures, buildings or impervious surfaces shall be allowed on any lands with a slope of thirty percent (30%) or greater unless otherwise recommended by the Planning Commission and approved by the City Council. For developments that are adjacent to, or include areas of steep slopes, or that may be impacted by landslide potential, the City may require dedication of a slope easement. <u>Traverse Mountain is allowed to develop areas within the approved Traverse Mountain Area Plan where slopes exceed thirty percent (30%) so long as Traverse Mountain meets the criteria outlined in 12-A Hillside Preservation and Grading Permit section of this Code as amended in the Traverse Mountain Area Plan. Grading plans shall specifically denote areas that exceed thirty percent (30%). Traverse Mountain is allowed to mass grade areas as shown within the Mass Grading section of the Environmental section of the approved Traverse Mountain Area Plan.</u>	Approved by City Council on 11/08/08; additional edits in red
12-070 (C)	Fences, Walls and Hedges	Grade Differences. Where there is a difference in the grade of the properties on either side of a fence, wall or hedge, the height of the fence shall be measured from the natural grade of the property upon which it is located.	Grade Differences. Where there is a difference in the grade of the properties on either side of a fence, wall or hedge, the height of the fence shall be measured from the natural grade of the property upon which it is located. <u>In areas of excessive topography, a maximum height of eight (8) feet will be allowed. (Fences) higher than six (6) feet will require a building permit).</u>	Previously approved provision
12-070 (H)	Ridgelines	All developments shall located structures away from areas that are prominently visible against the sky. No building, roof, or other appurtenant device shall encroach or visually intrude upon a ridgeline area as defined in this Code.	All developments shall located structures away from areas that are prominently visible against the sky. No building, roof, or other appurtenant device shall encroach or visually intrude upon a ridgeline area as defined in this Code. <u>Development is allowed on any property designated for development in the Traverse Mountain Area Plan.</u>	Allowed per adopted Traverse Mountain Area Plan
12-080 (B)2	Required Screening for Nonres. Adj to Residential	A landscape buffer with a minimum width of twelve (12) feet for all one-story buildings with a building height of twenty (20) feet or less shall be provided. A landscape buffer of one (1) foot for every one (1) foot of building height for all buildings with a building height greater than twenty (20) feet shall be provided.	A landscape buffer with a minimum width of twelve (12) feet for all one-story buildings with a building height of twenty (20) feet or less shall be provided. A landscape buffer of one (1) foot for every one (1) foot of building height for all buildings with a building height greater than twenty (20) feet shall be provided. <u>and reviewed with specific site plans.</u>	Previously approved provision

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12-090 (B)	Landscape Requirements	For new developments in existing residential areas and to enhance the streetscape and residential amenities in new residential subdivision areas the City may require the installation of street trees and other plantings as part of required landscape and public improvement plans. City may require installation of street trees in new development.	For new developments in existing residential areas and to enhance the streetscape and residential amenities in new residential subdivision areas the City may require the installation of street trees and other plantings as part of required landscape and public improvement plans. City may require installation of street trees in new development. <u>Street trees will not be required on local residential streets and will be required on residential collector roads at 75' o.c.</u>	Previously approved provision
12.130 (F)	Fences	Each multi family dwelling project shall be fenced on at least three sides by a six (6) foot sight obscuring fence unless it can be demonstrated that the fence is unnecessary to make the proposed project compatible with the surrounding area.	Each multi family dwelling project that abuts a single family detached dwelling project shall be fenced with a six (6) foot sight obscuring fence between the multi family dwelling project and the single family dwelling project. shall be fenced on at least three sides by a six (6) foot sight obscuring fence unless it can be demonstrated that the fence is unnecessary to make the proposed project compatible with the surrounding area.	
12-A.010	Purpose & Intent of Hillside Preservation	To ensure that proposed development in hillside areas reflects the best interests of the City, its residents, and private property owners, all grading, excavation, filling or erection of any structure on land in any hillside area shall conform to the standards, guidelines and criteria of this chapter. The purpose and intent of the Hillside Preservation ordinance is to:	To ensure that proposed development in hillside areas reflects the best interests of the City, its residents, and private property owners, all grading, excavation, filling or erection of any structure on land in any hillside area within the approved <u>Traverse Mountain Area Plan</u> shall conform to the standards, guidelines and criteria of this chapter. The purpose and intent of the Hillside Preservation ordinance is to: <u>Chapter 12-A Hillside Preservation and Grading Permit</u> section of this Code as amended by Traverse Mountain while giving due consideration to the vested rights of Traverse Mountain and its predecessors in previously approved concept and/or area plans. <u>Traverse Mountain is allowed to mass grade areas as shown within the Mass Grading section of the Environmental section of the approved Traverse Mountain Area Plan.</u>	Approved by City Council on 11/08/08; additional edits in red
12-A.010 (A)(B)(F)(G)(I)(J)	Purpose & Intent of Hillside Preservation	A. Preserve hillside, mountain, and/or slope areas. B. Encourage minimal grading, where possible, to maintain the natural contour of the land. F. Protect natural drainage channels, except where otherwise approved by the City G. Preserve natural landmarks and prominent natural features including ridgelines, wildlife habitat and open space. I. Prohibit activities and uses which would result in the degradation of fragile soils and steep slopes. J. Encourage preservation of open space and natural terrain.	A. Preserve hillside, mountain, and/or slope areas. B. Encourage minimal grading, where possible, to maintain the natural contour of the land. F. Protect natural drainage channels, except where otherwise approved by the City G. Preserve natural landmarks and prominent natural features including ridgelines, wildlife habitat and open space. I. Prohibit activities and uses which would result in the degradation of fragile soils and steep slopes. J. Encourage preservation of open space and natural terrain. <u>Items A, B, F, G, I, and J do not take into account that Traverse Mountain will be permitted to mass grade on slopes that exceed 30% throughout the approved Traverse Mountain Area Plan given certain conditions are met which conditions are set for in Chapter 12-A Hillside Preservation and Grading Permit of this Code as amended by Traverse Mountain. Items A, B, F, G, I, and J do not preclude Traverse Mountain of vested rights under the approved Traverse Mountain Area Plan.</u>	Approved by City Council on 11/08/08; additional edits in red
12-A.030 (A)	Hillside Preservation Development Standards and Provisions	No person shall be permitted to grade, excavate, fill, erect any structure, or otherwise disturb any slope over thirty percent (30%); unless appropriate engineering measures are taken to address any associated hazards, as recommended by an engineering analysis and accepted by the Lehi City Council.	No person shall be permitted. <u>Traverse Mountain is allowed to grade, excavate, fill, erect any structure, or otherwise disturb any slope over thirty percent (30%); unless appropriate engineering practices and geologic recommendations as well as requirements of Chapter 12-A Hillside Preservation and Grading Permit of this Code as amended by Traverse Mountain, measures are taken to address any associated hazards, as recommended by an engineering analysis and accepted by the Lehi City Council. Traverse Mountain will submit a Preliminary Plat to the Lehi City Council for all areas within the Traverse Mountain Area Plan except those areas approved for mass grading in West Canyon as identified in the November 18, 2008, Lehi City Council approved Concept Plan.</u>	Approved by City Council on 11/08/08; additional edits in red

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Lehi Code Section No.	Title	Existing Code	Traverse Mountain Code	Comments/ Adopted Area Plan Status
12-A.030 (D)2	Documents to be submitted for slopes greater than 10%	Geologic Report. A geologic report and map shall be prepared and stamped by geologists, licensed by the State of Utah and qualified to prepare such report.	Geologic Report, <u>if recommended</u> . A geologic report and map shall be prepared and stamped by geologists, licensed by the State of Utah and qualified to prepare such report, <u>if recommended</u> .	Approved by City Council on 11/18/08
12-A.100 (A)	Grading Permit Issuance	A grading permit may be issued in advance of a building permit and/or final development approval, provided that any required applications(s) for development of the subject property has been filed with the appropriate City department and a preliminary subdivision plat and/or site plan for the development has been approved by Lehi City.	A grading permit may be issued in advance of a building permit and/or final development approval, provided that any required applications(s) for development of the subject property has been filed with the appropriate City department and a preliminary subdivision plat and/or site plan for the development has been approved by Lehi City. <u>A preliminary plat will not be required for mass grading in West Canyon as identified in the November 18, 2008, Lehi City Council approved Traverse Mountain Area Plan; however, a conceptual vision plan will be required prior to issuing a grading permit.</u>	Approved by City Council on 11/08/08; additional edits in red
12-A.100 (B)2	Grading Permit Issuance	The proposal is not in a sensitive lands area, as defined by Sections 12.060(J)(K) of the Lehi City Development Code.	Item 12.060 (K) (1) (steep slopes) is not applicable to Traverse Mountain. Traverse Mountain is allowed to develop areas within the approved Area Plan where slopes exceed thirty percent (30%) so long as Traverse Mountain meets the criteria outlined in the Lehi City Grading Permit Ordinance as amended by the Area Plan. Grading Plans shall specifically denote areas that exceed thirty percent (30%).	Approved by City Council on 11/08/08; additional edits in red
21.020 A-C	Temporary Uses Allowed	A temporary use permit may be issued by the Zoning Administrator for the following uses: a. Real estate sales offices within approved development projects. B. Model homes and temporary sales offices for a project opened to the public for the first time. C. Construction offices and equipment sheds.	A temporary use permit may be issued by the Zoning Administrator <u>Planning Director DRC</u> for the following uses: a. Real estate sales offices within approved development projects. B. Model homes and temporary sales offices for a project opened to the public for the first time. C. Construction offices and equipment sheds.	
23-060 (C)1	Directional or Instructional Sign Approvals	Directional or instructional signs shall not exceed four (4) square feet in area or four (4) feet in height, except that multi-tenant projects may be six (6) feet in area, unless otherwise approved by the Zoning Administrator.	Directional or instructional signs shall not exceed four (4) feet square feet in area or four (4) feet in height, except that multi-tenant projects may be six (6) feet in area, unless otherwise approved by the Zoning Administrator. <u>be part of an overall sign package for the site and may not exceed six (6) ten (10) feet in area.</u>	
23-070 (A)2	Temporary Promotional Signs	Temporary promotional signs include posters, banners, A-frame signs, cardboard or plastic signs fastend to wires or stakes, inflatable displays or any other types of signs that are not permanent in nature. Temporary signs may be allowed subject to the following requirements:	<u>4. Banners are permitted on all street light standards poles within the Highway Commercial zone with no time limit.</u>	
23-070 (D)2	Location of Temporary Directional Signs for Projects	Directional Signs are limited to thirty-two (32) square feet in total area (sixteen (16) square feet per side) and twelve (12) feet in height and must be placed entirely upon private property with the written permission of the owner.	Directional Signs are limited to thirty-two (32) square feet in total area (sixteen (16) square feet per side) and twelve (12) feet in height. Signs placed on public property must have approval from Lehi City. and must be placed entirely upon private property with the written permission of the owner.	

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